



CHAPTER 7

Plan Implementation

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Boy Scouts at camp at Payette Lake, circa 1919. Photo courtesy of Idaho State Historical Society.

PROPOSED LAND ACQUISITION

This General Development Plan is the first comprehensive planning document ever created for Ponderosa State Park. It is intended to present the full spectrum of acquisition, development and management strategies proposed for the park. As such, it is necessary for the document to identify for acquisition those parcels of land that have been determined to be key to the plans ultimate success. The need for acquiring the following three parcels is particularly critical:

Nazarene Church Camp

From a management perspective, the acquisition of the 2.8-acre Nazarene Church camp and the adjoining .40-acre lakefront residential lease lot are crucial. These parcels are "in-holdings" totally enveloped by park land. In the past, the parcels use as a summer-time church camp has been fairly compatible with park operations. Should the Nazarene Church move its summer-camp operation elsewhere, the use of these parcels to accommodate other less compatible activities could severely disrupt park operations, particularly during the winter. Use of this facility during the winter months would destroy the parks substantial cross-country ski program. The park road, which serves as the base for the parks ski-trail network, would have to remain open to vehicles to provide access to this site. In park ownership, the threat of conflicting use would be

eliminated, and the facility could become a conference center focusing on environmental education.

Lakeview Village

The success of the visitor-management strategy proposed by this GDP hinges on the acquisition of this 48-acre facility. Lakeview Village offers the potential for providing the additional lakefront day-use and beach areas, boat launching facilities and R.V. group camping accommodations not available on the peninsula proper. The site has been shown to be ideally located where these intense recreational uses can be siphoned-off and satisfied prior to this pressure reaching the more sensitive environments found further north on the peninsula.

Undeveloped IDL Land

These two parcels of adjacent, undeveloped land near the park entrance total approximately 32 acres. For years, these parcels have been quietly providing an invaluable service to the park: a visual and spatial buffer from surrounding development. This situation cannot be expected to continue. Sale of these parcels to the private sector will result in the encroachment of conflicting uses to within a stones-throw of the peninsulas primary visitor facilities. Fortunately, IDPR is currently in the process of negotiating the purchase of these parcels from IDL.

North Beach River Corridor

Purchase of approximately 120 acres at the extreme north end of the

North Beach Unit from IDL would secure an additional mile of "river trail" length and a good staging area (parking and put-in point) for the proposed "Payette River Interpretive Trail".

Channel Island

Although not a major proposal of the GDP, acquisition of this 13-acre island from IDL would allow IDPR the option of providing an exclusive boat-in camping facility on Payette Lake.

University of Idaho Field Campus / Camp Alice Pittenger

For years, these two entities have been good neighbors to Ponderosa State Park. However, if in the future either of these organizations decide to move their operations elsewhere, conflicting uses could be introduced into the park environs. Should this occur, purchase of these parcels would eliminate the threat of conflicting use. Both facilities could be transformed into cabin or dormitory-type group camps similar to the popular facility operated by IDPR at Harriman State Park.

Private Residences

Should IDPR successfully acquire the Lakeview Village facility from the Idaho Department of Lands, the nine recreational residences listed below will also become "in-holdings". Two of these parcels (marked *) are owned in fee; the other seven are leased from IDL.

Mrs. Jim Babcock
Don Brandt
William L. Clark
Henry A. Dalrymple
E.J. Parkinson
Ernest O'Reilly
Marie Whitsel, Trustee
Wilson / Aldecoa*
Dr. Roy Ellsworth*

At the January 24, 1994 IDPR Board meeting, the planning issue of greatest concern was the proposed acquisition of these properties by IDPR for inclusion within the park. Questions were raised as to the conditions under which this acquisition might occur and the method of acquisition IDPR proposed to utilize.

As to method of acquisition, IDPR **does not** have the power of eminent domain, and as IDPR Board Chairman Monte Later stated, "that is not our style". Any future acquisitions by IDPR would be strictly on a willing seller and willing buyer basis, and of course, upon the availability of funding.

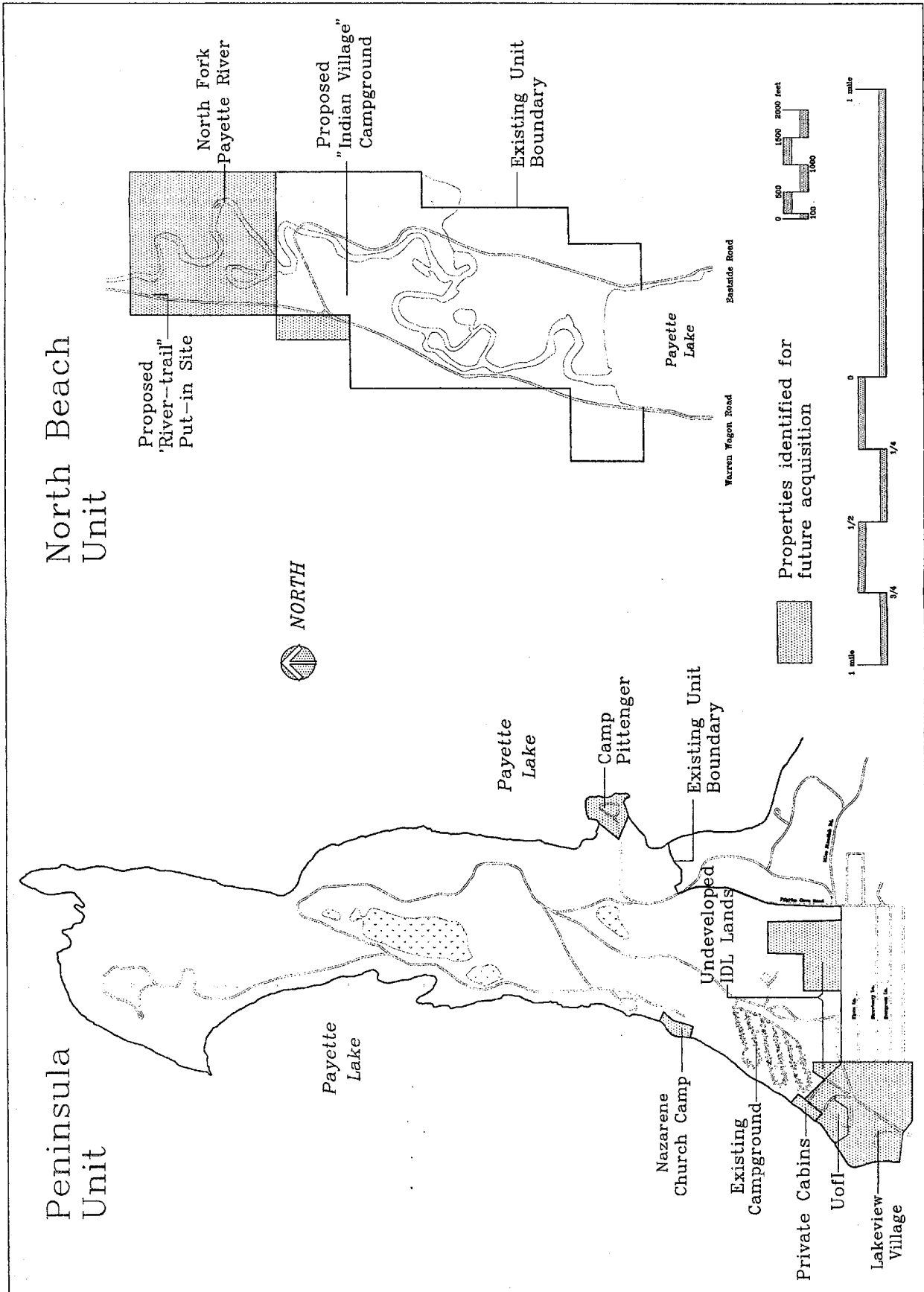
Those parcels of property identified for acquisition are depicted on proposed land acquisition map 7.1.



PROPOSED LAND ACQUISITION MAP



Map 7.1



Development Priorities and Cost Estimates

Three levels of priority have been assigned to proposed development at Ponderosa State Park. Actions within each level are presented in a recommended sequence. Development will occur as funding becomes available. Availability and timing of grant funds may dictate actual time of implementation.

As facilities are developed, it will be prudent to evaluate how they are used to determine what unforeseen improvements might also be appropriate to accommodate visitors within the constraints established by the plan. The cost estimates associated with the proposals are broad in scope, but consistent with the level of detail developed in the plan. Cost estimates are based on 1994 construction costs, and do not include design fees or project contingencies.

Priority One actions include those projects currently underway and those that should be undertaken immediately. They include improvements needed to address critical issues concerning visitor health, safety and access.

Priority Two actions are intended to initiate phased construction of new visitor use areas and reorganize, enlarge and enhance existing facilities. These actions are also designed to limit further resource degradation in areas that have a history of over-use and abuse. Planning for these projects should begin immediately, with implementation occurring in the near future.

Priority Three actions complete the final stages of the phased developments proposed by the plan. Completion of these items will increase visitor facilities to the extent that the 'carrying capacity' of both units of the park will be attained. Visitor demand will indicate the time when these projects should be scheduled to come on-line.

PROPOSED DEVELOPMENT, PRIORITY LEVELS AND COST ESTIMATES LAKEVIEW VILLAGE

Proposed Development	Priority Levels and Cost Estimates		
	Priority 1	Priority 2	Priority 3
Remove 33 mobile homes; create 4-5 acres of multi-purpose open-space for day-use; provide day-use parking area	195,000		
Re-organize existing 85 camping spurs into 50-unit R.V. group campground; provide restroom/shower building and picnic shelter for group camp use	155,000		
Provide picnic shelter and restroom facility for day-use area	65,000		
<i>**Construct 70 long-term R.V. campsites with water, sewer, and electrical hook-ups (across park entrance road) as revenue generator to pay I.D.L. lease payment</i>		\$665,000	
Construct 2-lane boat ramp and 20-40 car/trailer parking space			145,000
Total cost by priority level:	\$415,000	\$665,000	\$145,000
Total cost of all development: \$1,225,000			
**This revenue generating action would be unnecessary should IDPR purchase the Lakeview Village facility.			

**PROPOSED DEVELOPMENT, PRIORITY LEVELS AND COST ESTIMATES
NORTH BEACH UNIT**

Proposed Development	Priority Levels and Cost Estimates		
	Priority 1	Priority 2	Priority 3
East side vault toilet	27,000		
Sewage pumper-truck access	12,000		
East side visitor parking (phase #1-25 gravel spaces)	20,000		
Pedestrian path/bridges	50,000		
"No boating area" bouys, 4 boat docks	6,000		
West side parking area (fill, bank stabilization, 50 paved spaces)		165,000	
West side vault toilet and boat dump station		28,000	
West side boat ramp, 2 abutments, 4 docks, piling		30,000	
Tie beach into bikepath system (pedestrian bridge across river, 0.5 mile paves 10' pathway)		216,000	
Campground phase #1 (25 hardened sites w/o utilities, gravel entrance and loop road, utilize surplus site furniture)		60,000	
Campground 2-unit vault toilet #1		27,000	
Campground water well #1		10,000	
Campground gray-water drains (2)		8,000	
Three fishing access points			4,000
"Northwest Passage" interpretive site			10,000
East side parking area phase #2 (25 additional gravel spaces)			10,000
Campground phase #2 (25 additional hardened sites w/o utilities, gravel loop road, utilize surplus site furniture)			50,000
Campground 2-unit vault toilet #2			27,000
Campground water well #2			10,000
Campground gray-water drains (3)			12,000
Total cost by priority level	\$115,000	\$544,000	\$123,000
Total cost of all development	\$782,000		

**PROPOSED DEVELOPMENT, PRIORITY LEVELS AND COST ESTIMATES
PENINSULA UNIT**

Proposed Development	Priority Levels and Cost Estimates		
	Priority 1	Priority 2	Priority 3
Renovate existing campground, upgrade electrical system, reduce density, construct commons area (all three loops).	350,000		
Day-use area 2-unit vault toilet, harden picnic pads, pathway	33,000		
Provide potable water supply to day-use area	15,000		
Widen peninsula boat launch access road, 2-unit vault toilet and boat dump station.	33,000		
Tie day-use area into bikepath system; 1.1 miles of 10' pathway	70,000		
Create visitor service complex, construct interpretive center addition to existing visitor center, relocate outdoor amphitheater, enlarge central visitor parking area.		230,000	
<i>**New 50-unit group campground, w/ water& electric hook-ups 2 group shelters, 1 restroom/shower building.</i>		**750,000	
Seasonal staff dormitory, fence maintenance yard, move access road to maintenance area.			100,000
<i>** Expand peninsula boat launch parking area.</i>			**15,000
Re-align park entrance road, entrance station, relocate R.V. dump station, build 'cut-off near Nazarene Church camp site.			205,000
Total cost by priority level:	\$501,000	\$980,000	\$320,000
Total cost of all development:	\$1,801,000		
**Denote projects that will be unnecessary should IDPR be successful in its attempt to purchase or negotiate a long-term lease of the Lakeview Village facility.			